



# CITY OF NEW LONDON CONNECTICUT

## OFFICE OF DEVELOPMENT & PLANNING Community Development Division

181 State Street  
New London, CT 06320  
Tel (860) 437-6346  
Fax (860) 437-4467

### Narrative Information Sheet

RE: City of New London  
FY20 Brownfields Assessment Grant Application

November 28, 2019

The City of New London is requesting \$300,000 in USEPA Assessment Funds for a community-wide effort that will include assessment and remediation planning of targeted sites along with community involvement in further site selection that will build upon an established network of stakeholders and a Citywide Brownfield's Inventory, both realized during the implementation of a FY2009 and FY2014 USEPA Brownfield's Assessment Grants.

1. Applicant Identification: City of New London  
Office of Development and Planning  
181 State Street  
New London, CT 06320  
DUNS # 602256083
2. Funding Requested:
  - a. Assessment Grant Type: Community Wide
  - b. Federal Funds Requested: \$300,000
  - c. Contamination: Hazardous Substances
3. Location: City of New London, New London County, Connecticut
4. Not a site specific proposal
5. Contacts:
  - a. Project Director: Tom Bombria – Community Development Coordinator  
Office of Development and Planning  
181 State Street  
New London, CT 06320  
Phone: (860)437-6346  
Email: [tbombria@ci.new-london.ct.us](mailto:tbombria@ci.new-london.ct.us)
  - b. Chief Executive: Mayor Michael Passero  
181 State Street  
New London, CT 06320  
Phone: (860)447-5201  
Email: [mpassero@ci.new-london.ct.us](mailto:mpassero@ci.new-london.ct.us)



6. Population: 27,617 (U.S. Census Bureau 2010)

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	NA
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
The priority brownfield site(s) is impacted by mine-scarred land.	NA
<b>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</b>	<b>Page 2</b>
<b>The priority site(s) is in a federally designated flood plain.</b>	<b>Page 2</b>
<b>The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.</b>	<b>Page 2</b>
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	NA

8. State Letter (Attached)

Please contact Tom Bombria, Community Development Coordinator, at 860-437-6346 if you have any questions regarding this proposal.

We look forward to hearing from you regarding our application.

Sincerely,



Michael Passero  
City of New London





79 Elm Street • Hartford, CT 06106-5127

[www.ct.gov/deep](http://www.ct.gov/deep)

Affirmative Action/Equal Opportunity Employer

November 25, 2019

Mr. Tom Bombria  
Community Development Coordinator  
City of New London  
181 State St.  
New London, CT 06320

Re: State Acknowledgement Letter for EPA Brownfields Assessment Grant for FY 20

Dear Mr. Bombria:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of New London intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Assessment Grant for Federal Fiscal Year 2020. The City of new London plans to use the grant funding to conduct assessments at various properties contaminated with hazardous substances and petroleum at various locations in the City.

If petroleum assessment grant funds are awarded by EPA, DEEP or EPA must determine the eligibility of each petroleum site before any site specific assessment activity is undertaken using the petroleum assessment grant funds.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on our web site at [http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav\\_GID=1626](http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_GID=1626).

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at [mark.lewis@ct.gov](mailto:mark.lewis@ct.gov). Good luck with your application.

Sincerely,

A handwritten signature in blue ink that reads "Mark R. Lewis".

Mark R. Lewis  
Brownfields Coordinator  
Office of Constituent Affairs & Land Management

C: Ms. Dorrie Paar, EPA (via e- mail)

# City of New London

## FY20 EPA Brownfields Assessment Grant Narrative

### **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

#### **a. Target Area and Brownfields**

##### **i. Background and Description of Target Area**

The historic port City of New London has the demographic characteristics and many of the problems of larger urban areas of equivalent density despite its small size. It is a Community Development Block Grant Entitlement Community and is ranked as one of Connecticut's most distressed communities in the state. New London is a small city, both in population (27,614) according to the US Census Bureau (2010) and in land area. (5.67 sq mi).

New London's demographics demonstrate diversity in every section of the City, as low and very-low income families are sandwiched between million-dollar homes and industrial complexes. Implementation of the FY20 EPA Assessment Grant will be city wide with three primary target areas. A one acre abandoned site on Hempstead Street is located in a residential neighborhood and has remained undeveloped due to environmental issues associated with a former factory on the site. The local organized neighborhood group, Freedom Trail Neighborhood association (FTNA), is actively engaged in promoting their neighborhood and has vigilantly promoted efforts to see that a portion of the land is developed into a community park. A former lumber yard on Howard St. is also of primary concern but with a new purchase agreement with a private developer the city hopes to partner to support assessment of any potential hazards. With any remaining funds the City would assess hazardous building materials in underutilized buildings downtown. Because most of the buildings were built prior to the 1940's, materials used in the construction of these buildings are now considered hazardous materials and present special remediation and disposal problems. Unlike residential properties, the City's assistance efforts to address these environmental issues have not been able to keep up with the rising cost of redevelopment. As a result, the historic commercial center of New London's downtown today remains an economically challenged and depressed area.

##### **ii. Description of the Priority Brownfield Site(s)**

Abandoned and underutilized properties abound in and around downtown New London and within densely populated residential areas. Many brownfields sites have been identified by formal and informal surveys. The City's Brownfields Assessment Program database, developed by the FY09 and FY14 USEPA Brownfields Assessment Grants in conjunction with the City's GIS department, lists 54 properties including 15 State or Federally listed Brownfields sites, seven CERCLIS sites, and 25 "State" hazardous waste sites. Additionally, there are 140 buildings in our historic commercial center that may need lead and asbestos remediation.

The City, the neighborhood, and the current property owner of 43 Hempstead St. would like to clean the vacant former industrial site, provide a safe attractive green space, and develop a neighborhood park. The site has been abandoned since 1988, when Crescent Communications last ran an electric instrument manufacturing operation. SHILOH Development Corporation (SDC), which operates the SHILOH Baptist Church one block away, purchased the property in 1998. Donations and Foundation funds paid for the demolition of a building and smokestack, and for an environmental assessment and site plans for the park. The assessment revealed high levels of arsenic and recommended replacement of soils required for the reuse as a park. SDC has not had the capacity to remediate the site so it has continued to be abandoned and unused for 20 years. The City of New London is interested in turning this blighted property into a neighborhood park and is in discussions with the owner to facilitate the transfer of the property. The assessment performed in 2000 was incomplete and based on the extensive past industrial use/development at this site, and to meet current DEEP Site Characterization Investigation guidance, a



update to the Phase I and a Phase II site Investigation is recommended.

The former Minor and Alexander Lumber Yard at 150-155 Howard St. is another priority area due its prime location on Shaw's Cove with direct water access, the size of the abandoned property, and potential for reuse. There is a new purchase agreement in place for development of commercial and residential mixed use on this site that has been empty and abandoned for years.

Downtown New London, is comprised of 140 buildings of which 17 are totally vacant. In addition, many more buildings are under 50% occupancy, predominantly vacant in the upper stories but also includes 27 with empty storefronts. The vast majority of these buildings are vacant and or underutilized in part due to the extraordinary costs associated with the assessment and remediation of environmental conditions and to the demanding building, fire, health, and safety codes. **Both the lumber yard and most of the targeted sites downtown are on or adjacent to the water and are in the special Flood Hazard Area Zone AE.**

#### **b. Revitalization of the Target Area**

##### **i. Reuse Strategy and Alignment with Revitalization Plans**

The *2017 New London Plan of Conservation & Development* (POCD) recognizes brownfields reuse as an important strategy for economic growth which will create new and diverse employment opportunities, increase the city's tax base, and improve the quality of life throughout the city. An objective of the POCD stresses the importance of continuing "concerted efforts to clean up contaminated brownfield sites prioritizing those adjacent to inland and coastal water resources." The *2017 Comprehensive Economic Development Strategy for Southeastern CT* (CEDS) identifies "the redevelopment of existing infrastructure and resources, including, but not limited to brownfields and historic places" as a significant standard and criteria to support and encourage the Principles of Smart Growth as defined by CT Public Act 09-230. The POCD encourages exploring grant opportunities, expanding parks and open spaces and to support land acquisition for purchase.

SeCTer is the Economic Development District for the region, and is responsible for submitting the Comprehensive Economic Development Strategy to the federal Economic Development Administration (EDA). The State of CT and EDA have both approved the CEDS as well as its goals and projects for the region. The environmental remediation and re-use of target areas in New London is a priority for the region and falls under more than one of the CEDS goals for sustainable economic development.

The blighted, vacant Hempstead property, the abandoned former lumber yard, and the distressed downtown with many empty storefronts will all benefit from the implementation of Statewide, regional and City-endorsed strategic planning efforts.

##### **ii. Outcomes and Benefits of Reuse Strategy**

The City will be involved in efforts on identified parcels from assessment to cleanup to redevelopment. **The City works with developers to create buildings utilizing green technologies whenever possible. Remedial action plans developed as part of the program will utilize green remediation techniques and promote sustainable redevelopment practices relative to stormwater management and energy efficiency as a well as aesthetics and architectural consistency. The City will encourage contractors to follow Clean & Green remediation and will seek to work with those contractors who utilize clean fuel and emission technologies, and who use laboratory subcontractors that use green chemistry**

Successful comprehensive assessments could lead to critical cleanup funds necessary to leverage private tax generating development that will ultimately result in numerous economic benefits including an expanded tax base, increased jobs for residents, and enhanced property values for affected properties and the nearby socially diverse residential neighborhoods. Clean

up of the Hempstead lot will provide welcome green space and use as ball field and safe play area for neighborhood children, and for families to exercise and socialize.

The City had three census tracts designated “Opportunity Zones” and all of the targeted assessment projects are contained within these zones. The Economic Development Coordinator has become well versed in the technicalities of this new economic tool for investment and has worked with local developers able to take advantage of the tax incentives.

As a waterfront City, and as one that needs to capitalize on its tourism potential, New London seeks to establish open space/green space to accentuate the historic and natural resources that abound and continue to attract private boaters to its harbors and marinas.

### **c. Strategy for Leveraging Resources**

#### **i. Resources Needed for Site Reuse**

While EPA grants can provide incentive or gap funding for public and private investment, the city has several resources to support efforts for critical revitalization and reuse efforts necessary for economic growth in our community.

The City capitalized on its recent success with EPA Brownfields Assessment and cleanup grants, and its significant economic needs to leverage DECD Brownfields funding in 2014 and completed brownfields assessments and hazardous building surveys in 2016. Brownfields projects may also be eligible for other state and federal financial incentives such as historic tax credits, urban renewal tax credits and other DECD administered programs.

HUD CDBG funds are available as an entitlement community and the City continues to support community and economic development with residential rehabilitation, public facility improvements, and commercial façade grant funded incentives.

The City of New London is poised to develop a significant opportunity for the manufacturing and deployment of the Offshore Wind Turbine Industry. Orsted/ Eversource is committed to initiate their manufacturing hub development at the Port of New London and is currently in negotiations for establishing a host agreement with the City, which includes an offer of 3 million dollars for economic development initiatives and brownfields remediation.

#### **ii. Use of Existing Infrastructure**

The City of New London is an urban built-out community and has significant infrastructure throughout the entire City. This includes existing roadways, a transportation hub, a fully sewerred system with its own wastewater treatment facility, electric utilities, natural gas, and upgraded fiberoptic systems.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

#### **i. The Community’s Need for Funding**

New London is in the state’s top five distressed municipalities indicating slow economic recovery in the last decade, high rates of unemployment in the local workforce, low education levels in the adult population, and limited English speaking in both the school-age and adult populations, all of which stretch local capacity for support services. The city’s aging housing stock, high levels of poverty and limited tax base represent significant barriers to economic stability. The median household and median family income levels are significantly below State and National levels.

With the economy growth in Connecticut and especially southeastern Connecticut lagging the rest of the country, housing values have not increased, and many families had lost their homes due to the foreclosure crisis. In New London, nearly 50% of all property is tax-exempt due to the presence of nontaxable public and nonprofit institutions and churches. So, it is

necessary for all suitable parcels to be used for tax generating economic activity that will thereby improve services and provide tax relief for citizens. As such, properties that have been acquired by the City or its redevelopment agencies due to blighted conditions and every abandoned, and or underutilized property represents a significant loss in tax revenue. In spite of recent City tax increases, revenues are at a level that results in having to trim already tight budgets.

Additionally, sources of funding to support at risk populations have been reduced in previous years. Community Development Block Grant funding was cut by over 30% over the last several fiscal years. These cuts have reduced the ability to support public services and public facility improvements that help the underserved in the community. Fiscal conditions and population size limit the ability to leverage funds: In nine of the past ten years, the City Council has been forced to cut positions, lay off staff, raise taxes and borrow from Fund Balance to make up for budget shortfalls. Therefore, it is necessary for all suitable parcels to be used for tax generating economic activity that will thereby improve services and provide tax relief for citizens.

New London is the home to most area-wide social service agencies due to its similar density and many of the same urban issues as larger municipalities. Urban communities can be significantly impacted in the areas of public health and community development due to the stress-effects of density living on individuals and families. Deteriorated housing, including Public Housing designated as substandard by HUD, exacerbates high poverty and unemployment. The social environment, where individuals and families see large disparities in socioeconomic status, higher rates of crime and violence, will also influence the physical, living environment with lasting outcomes. Vacant and unused property can be considered an “attractive nuisance” to some and so pose as a physical health hazard due to unsafe structures, and as a health hazard due to exposure to toxic chemicals.

## **ii. Threats to Sensitive Populations**

### **(1) Health or Welfare of Sensitive Populations**

The targeted sites contain known and yet to be identified contamination associated with industrial fill, petroleum releases, solid waste disposal, chemical spills and demolition debris. Unsuitable soils on former wetland areas also present geotechnical challenges to development in many of these sites citywide. Stormwater run-off across these properties including across exposed surface materials and drainage ditches transport entrained contaminants to surface waterways including the Thames River and Long Island Sound. The disproportionate number of Brownfields in this area due to infill and past use, leaves vacant overgrown parcels and fenced abandoned properties alongside an economically challenged neighborhood. The area is significantly underdeveloped with regard to the recreational, aesthetic, and cultural opportunities that could be unlocked in this historic neighborhood.

### **(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions**

The greater-than-normal incidence of diseases that may be associated with exposure to hazardous substances, pollutants, contaminants, and petroleum are well-documented with scientific research. Those living near the Brownfields site are potentially exposed to uncontrolled contaminated dust emissions, untreated/contaminated storm water run-off, and possible organic vapor intrusion. Many studies have demonstrated disproportionately higher incidences of health issues among minority populations who are typically economically challenged and residing in areas with an older housing stock, higher percentages of rental properties, and a disproportionate number of Brownfields, such as the Targeted Community.

Data contained in “A Community Health Assessment for New London County, Connecticut (May 2007)” prepared for the Ledge Light Health District, demonstrates that New London residents have disproportionately more health-related problems and lack of access to

health care, primarily as a result of socio-economic status/ethnicity. The study reports: “According to the Connecticut Health Foundation, disparities in health among racial and ethnic populations may be the most critical yet least understood health problem in Connecticut. Disparities include differences in the incidence, prevalence, mortality, and burden of diseases among specific populations as well as their access to preventive and treatment services. A vast body of research suggests factors such as socioeconomic conditions, health behaviors and environmental conditions interact with race, ethnicity and culture, which lead to disparities in health status and mortality.”

### **(3) Disproportionately Impacted Populations**

Data from the Ledge Light Health District shows that while New London has a similar prevalence of adult asthma to the state, it has higher incidence and mortality rates of lung cancer in females, and higher hospital admission rates for pneumonia and Chronic Obstructive Pulmonary Disease. Residents over 65 years also are less likely to receive an annual flu shot or a lifetime pneumococcal shot than residents throughout the state. Nineteen percent (19%) of New London’s population is uninsured and are therefore much less likely to seek preventative care. In addition, over 26% of residents are without a regular source of care, further delaying seeking care and increasing the likelihood of emergency room visits and subsequent admission. Single parent households are especially disproportionate in numbers among poor and minority populations such as those living in New London. The presence of Brownfield sites in the City subjects the disadvantaged population to health threats from direct contact and dust inhalation exposures, as well as potential vapor intrusion issues. Vacant and unused property can be considered an “attractive nuisance” to some and so pose as a physical health hazard due to unsafe structures, and as a health hazard due to exposure to toxic chemicals. Overall, the concentrated presence of Brownfields sites clearly correlates to disproportionate health impacts in New London through association with economic and social welfare impacts.

#### **b. Community Engagement**

##### **i. Project Partners and ii. Project Partner Roles**

The City staff has strong connections and commitments from the Ledge Light Health District; the Neighborhood Alliance and its associated individual neighborhood representatives; the Community Health Center, where all of the Brownfields Community Outreach meetings are held, and the Renaissance City Development Association (RCDA), which continues to partner with the City in all Brownfields redevelopment activities, as well as the City Center District, New London Main Street, and New London Landmarks.

As one of the largest regional public health agencies in Connecticut, Ledge Light Health District (LLHD) serves as the City of New London’s local health agency. The City has established a solid partnership with LLHD on previous efforts including addressing lead hazards in residential structures, in addition to the licensing and regulatory activities as required by Connecticut General Statutes, the Connecticut Public Health Code and local regulations. The City will work with LLHD, who will provide some regulatory oversight during cleanup activities, as well as serve as a community engagement partner with special focus on site selection criteria and environmental health communications at meetings.

The Neighborhood Alliance, as an umbrella group of the many neighborhood coalitions that exist in the City, has been instrumental in promoting the outreach meetings and has committed to support further efforts in addressing brownfields issues. The Freedom Trail Neighborhood Association (FTNA), where the Hempstead Park is located, is actively committed to working collaboratively to reduce the negative effects of blight with the creation of a much needed safe neighborhood park with open green space.

The Community Health Center (CHC) is a nonprofit primary health care system that



serves Connecticut and provides comprehensive primary care services in medicine, dentistry, and behavioral health and has a special commitment to the uninsured, underinsured, and special populations. The CHC, located adjacent to two Brownfields sites assessed as part of the FY2009 grant, and in the heart of the targeted community, has committed to providing a forum for the community outreach meetings and promoting the program to its patients and affiliates.

The RCDA is a not-for-profit community development corporation committed to promoting and improving the economic health and quality of life in New London. As the City's agent for public investment the partnership has had great success in advancing economic development opportunities and projects with the EPA Brownfield Program as a catalyst and will continue as a partner to leverage state and federal funds to assess and cleanup sites. Experienced RCDA staff has committed time to help plan program parameters and select applicants, and in the contractor selection process.

The Office of Development and Planning has been instrumental in creating a unified strategy to address opportunities and impacts to improve the downtown and surrounding community. Key partners include the City Center District (CCD), which is a business improvement tax district organization of 186 member property owners. The CCD will support the brownfields program by encouraging private commitment to physical, social and infrastructure improvements to its members, and to work with the City to maximize the usefulness of available public funds by consolidating and coordinating private efforts.

New London Main Street is a nonprofit committed to revitalizing New London's historic downtown district and will collaborate with the city brownfield program to preserve and enhance historic downtown and to expand the economic base for the city center. New London Landmark's mission is to promote the preservation and development of the urban environment of New London and will provide the program with proper direction in maintaining the historic integrity of the targeted districts. These partnerships demonstrate the commitment to maximize the coordination and consolidation of private and public efforts to revitalize the community.

### **iii. Incorporating Community Input**

The City and its partners will effectively engage and inform property owners, residents and other stakeholders and interested parties through meetings, and a multi-media campaign that extends the current community engagement activities being completed through the EPA FY2014 and the previous FY2009 Grant. The campaign will consist of signs located on properties being assessed and remediated; Web postings; neighborhood flyers; appearances on a local cable TV program, Science and Technology Magnet School project engagement, and engaging existing Brownfields owners and prospective developers. Project specific community outreach meetings will provide for neighborhood question and answer sessions, and a public comment period will promote input on decisions or concerns affecting community health and safety. When notifying the public of opportunities to get involved and of upcoming meetings, advertisements will be in English as well as Spanish, New London's most-spoken second language. The local newspaper, *The Day*, which has already issued positive informative piece on assessment work on Fort Trumbull Development Area properties completed under the Grant, will continue with press releases on project progress. City staff will always be available to address community needs.

## **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

### **a. Description of Tasks/Activities and Outputs**

#### **i. Project Implementation**

After award the Project Director will work with the Procurement Officer to utilize open competitive bidding for a Licensed Environmental professional. Since a few sites are targeted due to priority needs already established community input will be derived by public hearings at council for approval of selected contractor and announcement of targeted assessment sites.

Site access will be documented. Our first priority will be an updated and comprehensive assessment at the Hempstead Park area leading to a remedial action plan. This will be followed with same at the 150 Howard St. former lumber yard.

Cooperative agreement oversight, procuring a Qualified Environmental Professional (LEP), securing site access, community engagement, site selection, Phase I and Phase II investigations, Phase III and cleanup planning at specific sites, as well as in kind support from Finance, LLHD, Economic Development, Building Dept. and Inspections will be ongoing throughout the grant period. As assessments, asbestos and lead surveys are completed, and remediation plans are in place, leveraged funds will be secured for removal and clearances that will be conducted by licensed professionals and in accordance with State and Federal guidelines.

#### **ii. Anticipated Project Schedule**

Experienced city staff are in place for administration of the grant to start immediately after award and to complete all activities and reporting requirements within the 3 yr grant period. During the first three weeks of grant award, the City will solicit bids and qualifications from Environmental Contractors and will make a selection following appropriate procurement procedures within the first 60 days. The Project Director will coordinate access to sites for assessment and investigation as needed. Further community engagement, site assessments, redevelopment planning and remedial action plans will continue for the duration of the grant period. The selected contractor shall have a team in order to facilitate concurrent assessments, plans and necessary surveys.

#### **iii. Task/Activity Lead**

All facets described for the Cooperative Agreement oversight shall be lead by the grant recipient City staff Project Director. All assessments, remediation planning and hazardous building surveys shall be overseen and conducted by the contracted environmental professional.

#### **iv. Outputs**

The Project Director will continue to provide overall project management including the preparation of Quarterly Reports, MBE/WBE report filing, contract and financial management, and coordination between the City staff, the public, property owners and the Contractor. The selected Contractor will compile comprehensive assessments and remedial action plans and continue to input New London Brownfields data in to the ACRES system. Two targeted priority sites will be comprehensively assessed leading to remedial action plans for identified and planned uses as a park and the other as mixed use commercial and residential. Three more sites will be identified for assessment through community input and needs leading to at least two Phase II and III field investigations. At least 10 downtown mixed use commercial buildings will have surveys completed to identify hazardous building materials and components. Conducting environmental assessments of selected properties will accomplish the goal of remediation plan development for key parcels.

#### **b. Cost Estimates**

##### **Task 1: Cooperative Agreement Oversight**

The Project Director will be responsible for completing quarterly reports and ensuring the project schedule and goals are being met in accordance with an output tracking spreadsheet. Staff will also provide accounting and reporting support. Contractor procurement, meetings, community outreach and marketing the program, and other ongoing communication with USEPA and the selected consulting contractor will also be required. The City Economic Development Director as in-kind services will also coordinate aspects of the project especially with regard to identifying city resources and personnel that will support program elements such as site research, property access, and remediation planning. Some travel to meetings, travel to Brownfields conferences, and copy/production supplies are budgeted. The selected contractor

will contribute some limited time to providing specific project information to the Project Manager for quarterly reporting input and completing the ACRES database input.

Budgeted Personnel costs include direct administrative costs associated with the cooperative agreement oversight and will be performed by the Project Director. For budget purposes the 5% allowable admin amounts to approximately seven hours at \$59.50 per hour for the 36-month grant period totaling \$14,994. Additional direct programmatic costs associated with performance and financial reporting account for the \$4,284 in personnel costs requested totaling \$19,278.

#### **Task 2: Phase I Environmental Assessments**

The selected contractor will be selected through a competitive bidding process to perform an estimated five (5) ASTM/AAI Phase I Environmental Site Assessments, costing approximately \$3,800 each, totaling \$19,000.

#### **Task 3: Phase II/III Field Investigations**

The contractor will prepare QAPP's for proposed investigations and complete an estimated three Phase II investigations, costing an average of \$40,000 each for a total of \$120,000. The remaining \$38,024 allocated can be utilized for follow-up Phase III investigation on up to two sites where Phase II's were completed or as a contingency for any additional required tasks.

#### **Task 4: Remediation Planning**

The contractor will prepare up to 2 Remedial Action Plans (RAPs) based on the known or planned reuse scenarios of the selected sites where Phase III's have been completed. The RAPs will provide remediation alternatives and costs to meet Analysis of Brownfields Clean-up Alternatives (ABCA) requirements for clean-up grant facilitation and, to provide with known or prospective developers/owners adequate decision-making information. An estimated \$10,000 per RAP has been allocated for a total of \$20,000 for remediation planning and RAP preparation. All site assessment and remedial planning will be consistent with the Connecticut Department of Energy and Environmental Protection Remediation Standard Regulation and therefore, the requirements of the State Voluntary Remediation Program.

#### **Task 5: Hazardous Building Surveys**

The Contractor shall perform approximately 10 Hazardous Building Surveys in the downtown area at an average cost of \$8,000 per building.

<b>Budget Categories</b>	<b>Task 1</b>	<b>Task 2</b>	<b>Task 3</b>	<b>Task 4</b>	<b>Task 5</b>	<b>Total</b>
<b>(Programmatic costs only)</b>	<b>Cooperative Agreement Oversight</b>	<b>Phase I Environmental Assmnts</b>	<b>Phase II/III Field Investigations</b>	<b>Remediation Planning</b>	<b>Hazardous Building Surveys</b>	
Personnel	\$19,278					\$19,278
Travel	\$2,400					\$2,400
Supplies	\$1,300					\$1,300
Contractual		\$19,000	\$158,022	\$20,000	\$80,000	\$277,022
Total Budget	\$22,978	\$19,000	\$158,022	\$20,000	\$80,000	\$300,000

#### **c. Measuring Environmental Results**

The Project Director will also be responsible for completing quarterly reports and ensuring the project schedule and goals are being met in accordance with the agreement and entering site information into the USEPA ACRES database. An output tracking spreadsheet report will be created and charted on a monthly basis throughout the grant period. It will focus on project milestones including contract bidding and awards, and inputting contacts and meetings with Brownfields development prospects and Brownfields property owners. This output report will be expanded to an annual report that summarizes the Brownfields process from inventory to

developed site while tracking the number of sites assessed, remediated, and developed under the program, as well as, the impact on the tax base and the number of jobs created.

A lower employment rate, the number of new construction permits, fewer vacant properties and increased real estate values, and cleaner open space will be indicative of a healthier community. Adaptive reuse of commercial mixed-use space will result in fewer empty storefronts, new apartments and rental income that will support further private investment.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

##### **a. Programmatic Capability**

##### **i. Organizational Structure and ii. Description of Key Staff**

The Office of Development and Planning (ODP), along with the City's Purchasing Agent and Finance Department, is in place with the expertise and experience to manage programs, employees, contracts, contractors, vendors, and numerous grants and will successfully manage the Assessment Grant Program. Essentially, the same staff that has worked together on multiple EPA and CT DECD Brownfields assessment and clean up awards will continue to support this new assessment grant if awarded. The Community Development Coordinator will continue to function as the Brownfields Project Director. The City will continue to rely on its own Director of Law for legal support. Reporting and fiscal management of the program will be through in-house staff, as well. A Qualified Environmental Professional Contractor (LEP) will be hired for all assessment activities and oversight as necessary. ODP's team has years of experience providing management, loan eligibility and loan facilitation, accounting and reporting oversight to HUD funded CDBG and Lead Abatement Grants, and SHPO Historic Preservation.

Project Director Tom Bombria will serve as the primary point of contact for the EPA, and will oversee staff functions, cleanup efforts, and the selected contractor. He will prepare all quarterly reporting and grant fund management and disbursements. He will also assist in the preparation and delivery of the community outreach presentations and marketing the program to the targeted community. Mr. Bombria has over 18 years of experience administering various grants for New London.

Peter Lent, the City's Economic Development Coordinator, will provide information with regard to site prioritization and selection, and serve as the main point of contact for interested developer inquiries. Both the City Grants Manager Elizabeth Nocera, and Peter Lent are equally familiar with the USEPA Grant program and each could perform the duties required to oversee the grant in the event of an absence.

ODP staff including the Administrative Accounting Technician, will support the Brownfields program by providing disbursement and drawdown services. The City, through its Purchasing Agent, will ensure the contracted portion of the project is competitively bid as required under the grant. The City Housing Rehab Coordinator and Lead Program Manager, is a Licensed State Lead Abatement Inspector and Risk Assessor and Lead Planner and will provide technical expertise as needed.

Staff will develop a scope of services to be completed by the selected Contractor based upon the eligible, reimbursable tasks needed to complete the inventory, community outreach, assessment, and remedial action plan development. The scope of work will be integrated with the USEPA and City procurement requirements and guidelines into a formal Request for Proposals (RFP) which will be posted on the City Web site, local newspaper, and the Connecticut Department of Administrative Services web site. The City will select two or more qualified contractors for interviews and will select the most qualified, cost-effective contractor to conduct contractual services. The Contractor, ODP and other city staff will continue the work of the Brownfields program together.

### **iii. Acquiring Additional Resources**

The city has experienced staff and infrastructure, including an experienced grants manager to pursue additional resources. Successful past experience with several local and statewide professional environmental consultants has resulted in relationships that would be conducive to continued or renewed partnerships and support as needed.

#### **b. Past Performance and Accomplishments**

##### **i. Currently Has or Previously Received an EPA Brownfields Grant**

###### **(1) Accomplishments**

The FY09 and FY14 Assessment Grant projects included robust community outreach, the development of a Brownfields Inventory, and several site assessments. The FY09 grant completed soil assessments and remediation plans for 5.3 acres in the MDP that border low and moderate income residential properties included extensive Phase II/III Field Investigation and Remedial Action Plan for Parcel C1 and C2 on Howard St., owned by the Renaissance City Development Association (RCDA), and limited field investigation on the third parcel, Parcel J, owned by the City.

Successful Assessment work at these parcels opened up the opportunity for parcel owners, RCDA, in partnership with the City's Brownfields Program, to be awarded two FY13 EPA Cleanup grants totaling \$400,000. Cleanup implementation resulted in the RCDA and the City being able to leverage a \$30,000 million market rate residential housing project for these long vacant brownfield sites. Construction is set to begin in 2020.

The FY14 USEPA Assessment Grant has been used to continue to refine its Brownfields Data base and to work with the community to prioritize sites. Progress was made by updating Phase I's on vacant properties necessary for a land swap that benefited both parties allowing for important reuse and much needed development. Assessment and remedial action plans completed at the last Ft. Trumbull property needing brownfield investigation contributed to a recent CT DECD Brownfields Clean Up Grant application. Interest for redevelopment is great and so the potential for this strong application to be successful and the RCDA and the City to bring private investment to this area is likely.

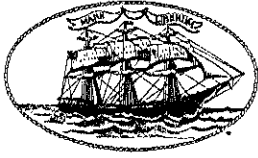
City managed federal and state Brownfields assessment grants brought two key properties closer to full development. The 2.5 acre Parcel J is under construction for a 137 unit market rate apartment building. In addition, the Park Lane Group recently purchased the long vacant 90,000 s.f. Faria Mill property with plans to convert it to mixed-use residential (20% affordable) and commercial.

###### **(2) Compliance with Grant Requirements**

The City completed the \$200,000 FY2009 USEPA City-Wide Brownfields Assessment Grant with all funds drawn down by October of 2012. The grant implementation was conducted in compliance with the reporting work plan, and scheduling requirements of the grant, other than an initial delay resulting in the EPA granting a three-month extension. All proper submittals and reporting were completed and the grant fully completed all objectives and goals. The ACRES database was continually maintained and updated for the project.

In 2014, the City was awarded a USEPA Assessment Grant to continue to refine its Brownfields Data base and to work with the community to prioritize sites. Assessed sites were entered into ACRES, and FFR's, MBE/WBE, and Quarterly Progress Reports have been timely and complete. Contracted site assessments and Remedial Action Plans came in under budget right before the end of the performance period leaving no time to initiate another site for assessment work, thereby leaving \$26,571 or 13% of funds unexpended. The FY13 EPA Cleanup grants were complete with all funds expended and all reports completed in time. The City of New London consistently complied with all EPA requirements and is satisfied with the progress made due to the support of the EPA.





**CITY OF NEW LONDON  
CONNECTICUT  
OFFICE OF DEVELOPMENT & PLANNING  
Community Development Division**

**111 Union St.  
New London, CT 06320  
Tel (860) 437-6391  
Fax (860) 437-4467**

**Responses to Threshold Criteria for City of New London EPA FY20Brownfield's  
Assessment Grant Application**

**1. Applicant Eligibility**

The City of New London is the general-purpose unit of local government. (for entities other than cities, counties, tribes, or states, please attach documentation of eligibility)

**2. Community Involvement**

Public input will be solicited through Public Hearings at regularly scheduled City Council meetings after an award announcement. The selected environmental project consultant/contractor will work with City staff to organize community meetings at Community Based Organization partner facilities, and to implement a multi media campaign to include City website and social media postings, flyers, appearances on local cable TV, school educational presentations, radio public service announcements, and project progress press releases in the local newspaper. The community will be engaged with the commitment of the Neighborhood Alliance and its member neighborhood groups, through referrals from the Community Health Center, L&M Hospital, Centro de la Comunidad, the City Center District, Ledge Light Health District, and other efforts as described in detail in the Assessment Narrative under ranking criteria number three Community Engagement and Partnerships.

**3. Expenditure of Assessment Grant Funds**

The City of New London does not have any active EPA Brownfields Assessment Grants



**Equal Employment Opportunity/Affirmative Action Employer**

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

City of New London

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

6022560830000

d. Address:

\* Street1:

181 State Street

Street2:

\* City:

New London

County/Parish:

New London

\* State:

CT: Connecticut

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

06320-6302

e. Organizational Unit:

Department Name:

Office of Dev and Planning

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Thomas

Middle Name:

\* Last Name:

Bombria

Suffix:

Title:

Organizational Affiliation:

\* Telephone Number:

8604376346

Fax Number:

\* Email:

tbombria@ci.new-london.ct.us

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

\* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of New London Brownfields Assessment Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: